

44 Falton Court NE

Calgary, Alberta

MLS # A2228496



\$549,900

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

| 5 BEDS | 2 BATHS | SEPARATE ENTRANCE | SEPARATE KITCHEN | OVERSIZED DOUBLE DETACHED GARAGE |

Welcome to this 5-bedroom, 2-bathroom bungalow located on a quiet cul-de-sac in the community of Falconridge. Bright and inviting, the main level is filled with natural light and features a spacious living area that flows into the kitchen and dining space. You'll also find three good-sized bedrooms and a full 4-piece bathroom on this level. The basement includes a separate entrance and offers its own large living area, kitchen, two additional bedrooms, and a 3-piece bathroom. Outside, enjoy the patio and oversized double detached garage. The home is located right beside a park and is just minutes from transit, schools, shopping, and more. Don't miss out- call your favourite agent to book a showing today!